

**SPECIAL MASTER HEARING**  
**City Commission Meeting Room**  
**Mr. Richard E. Conner, Presiding**  
**November 7, 2002**  
**9:00 A.M. – 12:40 P.M.**

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Staff Present:

Susan Batchelder, Administrative Assistant II  
Assistant City Attorney  
Jennifer Chenault, Secretary  
Todd Hiteshew, Community Inspections Supervisor  
Rose Reed, Community Inspections Supervisor  
Mike Donovan, Community Inspections Officer  
Frank Stockinger, Community Inspections Officer  
Lee Kaplan, Community Inspections Officer  
Leonard Ackley, Community Inspections Officer  
Peggy Burks, Community Inspections Officer  
Dan Mullarkey, Community Inspections Officer  
Deborah DiMaggio, Community Inspections Officer  
Robert Guilford, Community Inspections Officer  
Maurice Murray, Community Inspections Officer  
Burt Fletcher, Community Inspections Officer  
Cheryl Pingitore, Community Inspections Officer  
Maria Christine Roque, Occupational License Inspector  
Skip Margerum, Community Inspections Officer  
Laurie Almy, Community Inspections Officer  
John Hudak, Community Inspections Officer  
Kenneth Tyson, Community Inspections Officer  
Detective Estelle Abrams, Code Team  
Tim Welch, City Engineer

Also Present:

Dick Coker, CE 02071508  
Frieda Rashkin, CE 02090813  
Noel Gordon Adarme, CE02081114  
Richard Carvin, CE02091990  
Fred Hollowell, CE02080634  
Katherine Potts, CE02090513  
Lisa Schettino, CE02061207  
Vincent Schettino, CE02061207  
Lishan Monique Ellis, CE02090840  
Bradley Davis, CE02080868

Jephtha Roy Bennett, CE02090840  
Francois Leconte, CE02100019  
Audrey Michel, CE02070222  
Frank Maniscalco, CE02091835  
Basil Wees, CE02060159  
Wilson Atkinson, CE01080868  
John Davis, CE01080868  
David Verdecanna, CE02082108  
John Glorieu, CE02061207  
Bernadette Meade, CE02030631  
Mario Diaz, CE02090433  
Medford Sharpe, CE02100189  
Arlene Dale, CE02030409  
Carol Story, CE00110629  
Carolee Schwiser, CE00110629

NOTE: All individuals who presented information to the Special Master during these proceedings affirmed they would speak only the truth.

The meeting was called to order at 9:00 A.M. Mr. Conner introduced himself and explained his role in ensuring adherence with the City's codes. He also pointed out that the proceedings were being recorded.

**Reference CE02071508**

S.C. & Diane Russo  
3529 Southwest 12<sup>th</sup> Court.

Request for continuance

Ms. Batchelder announced that this case had been continued from the October 17<sup>th</sup> meeting.

Mr. Dick Coker, representative of the owners, stated that this matter was quite complicated, as the owners had filed an action against the City for inverse condemnation and trespass. He presented a copy of the complaint, served on the City months ago, which was accepted as respondent's exhibit 1. He stated that the damage done to the house was caused by drainage from SW 12<sup>th</sup> Ct. adjacent to the house, which the City was responsible for. Mr. Coker requested a continuance for the dependency of the lawsuit, which may take six to eight months. Failing a continuance, Mr. Coker felt he may be required to obtain an injunction against the City to prevent the property from being cited for violations while there is a lawsuit pending.

Mr. Skip Margerum, Community Inspections Officer, stated that the City had no problem waiting until the lawsuit was settled, as this was not a life-threatening situation. The Assistant City Attorney, agreed.

Mr. Conner granted a continuance of 180 days pending the outcome of the lawsuit.

**Reference CE02090513**

James Jansch  
1950 Southwest Riverside Drive

Sec. 9-281(b): Inoperable vehicles on property.

Ms. Batchelder announced that certified mail had been accepted on October 18, 2002.

Mr. Dan Mullarkey, Community Inspections Officer, testified that there had been two inoperable vehicles on the property but one had been removed. He had spoken with the owner, Mrs. Potts, who had experienced problems with the remaining car's title. She had requested 60 days to come into compliance, and Mr. Mullarkey had agreed. Mr. Mullarkey presented photographs of the property, which were accepted into evidence as City exhibit 1.

Ms. Katherine Potts, owner, stated that the pickup truck on the property belonged to her mother's deceased husband, and her mother had requested a duplicate title to transfer ownership.

Mr. Connor found in favor of the City and ordered compliance within 60 days or a fine of \$25.00 per day would be imposed.

**Reference CE02081114**

Noel Adarme  
2307 North Ocean Boulevard

Sec. 9-280(d): Deteriorated structure/fixtures;  
Sec. 9-281(b): Trash on property; Sec. 9-308:  
Required roof maintenance

Ms. Batchelder announced that certified mail had been accepted on October 16, 2002.

Mr. Robert Guilford, Community Inspections Officer, noted that this was a motel near the beach. He further testified that there were exposed wires on the property, trash and debris, and the roof was in need of cleaning. Mr. Guilford informed Mr. Connor that the type of wiring on the property could not be exposed; it must be encased in conduit and should be reinstalled properly or removed as a "life safety" issue. He presented photographs of the property, which were accepted into evidence as City Composite exhibit 1.

Mr. Noel Adarme, respondent, apologized for the violations and explained that the exposed wires in the rear of the property were not being used and could be removed. He also noted that most of the rubbish had already been removed, and he could complete removal of the rest within 14 days. He admitted that the roof was not clean, but feared that workers may break roof tiles during cleaning, resulting in a leaking roof.

Mr. Guilford felt that Sec. 9-280(d) and 9-281(b) should be in compliance within 14 days, because he was very concerned about the safety of the exposed wires.

Mr. Conner found in favor of the City and ordered compliance with:

- Sections 9-280(d) and 9-281(b) within 14 days or a fine of \$50.00 per day, per violation would be imposed;
- Section 9-308 within 30 days, or a fine of \$50.00 per day would be imposed.

**Reference CE01080868**

Bradley Davis  
400 Southwest 4<sup>th</sup> Avenue

Sec. 18-1: Derelict vehicle on property.  
Sec. 18-27(a): Trash on property. Sec. 8-91(b):  
Dock in disrepair. Sec. 9-280(h)(1): Fence in  
disrepair. Sec. 9-306: Structure in disrepair

Ms. Batchelder announced that certified mail had been accepted on October 17, 2002, and personal service had been made by Inspector Murray on September 29, 2002.

Mr. Maurice Murray, Community Inspections Officer, testified that the derelict vehicle had been removed. He presented six pictures of the property, which were accepted into evidence as City exhibit 1.

Mr. Bradley Davis, respondent, stated that there was a title issue with the property; he and his brother were currently in litigation concerning ownership. He further stated that the dock may be repaired or removed, depending on the resolution of the title problem.

Mr. Wilson Atkinson, representative of the respondent's brother, explained that there were two parcels of property of which the brothers shared ownership. In 1998 litigation between the two brothers was resolved giving his client, John Davis, the option to buy this property at specific escalating prices over a period of time. His client was leasing the property and paying Bradley Davis rental of the dock and shed for his sailboat and belongings. John Bradley was paying the mortgage and maintaining the grounds. He felt that the trash problem was due to the Espanade building site nearby.

Mr. Atkinson pointed out that the original settlement agreement had read that neither party had the responsibility to replace the dock or shed. Mr. Atkinson's client had replaced three or four pilings earlier this year, and claimed that the dock was structurally sound. Mr. Connor noted that the brothers' agreement was not binding on the City, and the present owner was responsible for informing a prospective owner about these proceedings. He requested input regarding how long repairs would take. He felt that the photographs proved the violations of Sections 18-27(a), 8-91(b), 9-280(h)(1), and 9-306.

Mr. Murray inquired if there was a contract for sale of the property, and if it was known what the prospective owner would do about the dock, shed, and trash. Mr. Atkinson stated that a decision had been rendered one week ago and after Bradley gave John the title, there

was an obligation to close within 60 days. He recommended that Mr. Murray visit the property and help resolve the issue of the construction debris and the fence. He stated that the shed could be removed immediately, if necessary. He requested 90 days to resolve the dock issue. Mr. Murray has no problem allowing 90 days to resolve all issues.

Mr. Bradley Davis explained that he would have problems with a 90-day constraint. He asked for stay of 90 days to a year to work out the legal issues, and Mr. Connor advised him that it "doesn't work that way." Mr. Davis further explained that he must leave the country on December 15<sup>th</sup> for the birth of his child and was unsure of how long he would be gone.

Mr. Murray recommended 90 days to come into compliance, or a fine of \$50.00 per day, per violation. Mr. Connor felt 30 days for Section 18-27(a) was appropriate.

Mr. Connor found in favor of the City and ordered compliance with:

- Sec. 18-27(a) within 30 days or a fine of \$50.00 per day would be imposed;
- Sec. 8-91(b), 9-280(h)(1), and 9-306 within 90 days or a fine of \$50.00 per day would be imposed.

**Reference CE02070227**

Chimene Michel  
520 Southwest 24<sup>th</sup> Avenue

ULDR 47-21.8.A: Missing ground cover.

Ms. Batchelder announced that certified mail had been accepted on October 17, 2002.

Ms. Peggy Burks, Community Inspections Officer, testified that as of reinspection on November 4 by Mr. Skip Margerum, the condition of the property remained the same. Mr. Margerum presented photographs of the property, which were accepted into evidence as City exhibit 1.

Ms. Audrey Michel, the owner's daughter, explained that the family was working on the property, and requested 30 days to finish. Ms. Burks agreed.

Mr. Connor found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day would be imposed.

**Reference CE02090818**

Frieda Rashkin  
5820 NE 22<sup>nd</sup> Avenue

ULDR 47-21.8.A: Missing ground cover.  
Sec. 9-278(c): Windows blocked by storm shutters.

Ms. Batchelder announced that certified mail had been accepted on October 25, 2002.

Mr. Frank Stockinger, Community Inspections Officer, presented a copy of the inspection report, a past history of violations at the property, a printout regarding the case, and photographs of the property, which were accepted into evidence as City exhibits 1-4 respectively.

Ms. Freida Rashkin, respondent, informed Mr. Connor that in 1991 a neighbor moved in next-door who committed a considerable amount of property damage at her residence. After calling the police to complain about the neighbor, the officer informed her that the neighbor was a code enforcement officer for Pompano Beach. She began explaining to Mr. Connor about a conversation she had with an administrative aide in Pompano about the situation, but he broke off to ask how much time she would require to make repairs, stating he did not have time to hear all details of all cases.

Ms. Rashkin then stated that a new neighbor had since moved in who was disposing of roof oil on her property, which killed the ground cover. She related some notes she had made regarding her discovery of the oil on her property on June 27, 2002. On that date, she documented leaves and overgrowth on her property which she claimed were put there by the neighbor who moved in during June 2000. Mr. Connor interrupted Ms. Rashkin to inquire about the storm shutter situation. Ms. Rashkin replied that another neighbor was shining light onto her property. An inspector had come in December, 2000 and told the neighbor to remedy the situation, whereupon the neighbor placed some sort of block on the light, which Ms. Rashkin felt did not help very much. During this visit, the inspector also spoke to the neighbor causing the overgrowth and debris problem.

Mr. Connor asked again how long Ms. Rashkin would need to rectify the storm shutter situation; Ms. Rashkin replied that she needed the shutters to prevent the neighbor's light from disturbing her sleep. She also argued that there were other available exits from the rooms blocked by the shutters. Mr. Stockinger stated that code required there must be two exits from a room—one door and at least one window. Mr. Connor advised Ms. Rashkin that she had 7 days to put the shutters in an open position, to which Ms. Rashkin replied that he was being very unfair. Mr. Connor restated his order and Ms. Rashkin became upset and angry, and accused the Special Master of not being objective. Mr. Connor replied that if she wanted to argue, he could require her to come into compliance in 24 hours instead of 7 days. He also informed her that she would have 30 days to clear out the weeds and debris.

Mr. Connor found in favor of the City and ordered compliance with Sec. 9-278(c) within 7 days, and Sec. 47-21.8 A within 30 days or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE02030631**

Bernadette Meade  
1704 Northwest 8<sup>th</sup> Court

Old Business

Ms. Batchelder announced that this case was originally heard on October 17, 2002, with compliance ordered by October 24, and November 16, 2002. Fines had accrued on three of the sections totaling \$1,300.

Mr. Francois Leconte announced that he would translate for the respondent, Ms. Meade. He stated that Ms. Meade had no objection to the findings and requested some additional time to comply. Mr. Connor asked Mr. Donovan which items were still not in compliance; Mr. Donovan replied that virtually everything originally cited was still not in compliance but Ms. Meade had started cleaning up. He presented some photographs of the property taken on November 4, 2002 and some taken earlier to show there had been an improvement. These were accepted into evidence as City exhibit 1. Mr. Donovan stated that he would agree to allow Ms. Meade 45 days to comply.

Mr. Connor granted an extension of 45 days for all 8 of the violations, and ceased any accrual of fines for that period.

**Reference CE02032265**

Taylor Billington  
2600 Alamanda Court

Sec. 25-5: Obstruction of the public right-of-way

Ms. Batchelder announced that personal service had been made to Gary Baron (resident) on October 26, 2002 by Inspector Donovan, and noted that the property was homesteaded.

Mr. Tim Welch, City Engineer, testified that a complaint had been received on December 13, 2001 of a mobile basketball hoop in the public right-of-way. Three certified mailings had been attempted, but had been unsuccessful until August 13, 2002. He presented photographs depicting the hoop in the right-of-way and blocking travel lanes in the street. These were accepted into evidence as City exhibit 1. Mr. Connor suggested 48 hours to comply.

Mr. Connor found in favor of the City and ordered compliance within 48 hours or a fine of \$100.00 per day would be imposed.

**Reference CE02091990**

A.M. Davis Merchantile Co.  
4460 North Federal Highway

ULDR 47-34.1 A.1: Permitted uses

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on October 25, 2002, and certified mail addressed to an officer of the corporation had been accepted on October 28, 2002.

Mr. Frank Stockinger, Community Inspections Officer, testified that the property was being used for storage of bricks and pavers which was non-permitted land use. He stated that he had originally cited the property on September 25, 2002 at which time the owner claimed the items would be removed immediately. Mr. Stockinger returned the following Friday and the situation remained the same; he then cited the property for the Special Master. He presented photographs of the property, which were accepted into evidence as City exhibit 1. He also presented documentation concerning the history of the property, and noted that when a fence was installed, he thought the problem would cease, but it had not.

Mr. Richard Carvin, property lessee, clarified that Phyllis Berens worked for the property manager and Peter Boynton was an officer of Davis Merchantile, and both had notice of the hearing. He stated that once per year he stored pavers in front of the building for sales promotion and inspectors would allow him time to remove them. He claimed that an incorrect delivery had been made recently and pavers awaiting return were left in front longer than usual. He further stated that he had been using the back area for storage for 11 years without a problem and had installed the fence to block the view of the stored pavers. He presented photographs of the rear of the building, which were accepted into evidence as respondent exhibit 1.

Mr. Stockinger stated that they were not permitted to store anything outside the walls of the building. Mr. Carvin stated that refusing to allow him storage in the rear of the property would cause the corporation severe financial hardship, and requested time to retain legal counsel if the Special Master intended to rule on this today. Mr. Connor noted that Mr. Stockinger had testified to the violation, and Mr. Carvin had admitted it, so the Special Master had no choice but to rule. He asked Mr. Stockinger for a recommendation. Mr. Carvin and Mr. Stockinger agreed that this situation occurs a few times every year. Mr. Stockinger requested time to speak with Mr. Carvin and return in a few minutes, which Mr. Connor allowed.

After hearing another case, Mr. Stockinger returned and requested 30 days for removal of all uninstalled bricks and pavers from the property or a \$25.00 per day fine. Mr. Connor was reluctant to impose such a small fine on a commercial property, but Mr. Stockinger felt that in this case it was appropriate.

Mr. Connor found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day would be imposed.



**Reference CE02100115**

Minority Development  
and Empowerment, Inc.  
470 Northeast 13<sup>th</sup> Street

Sec. 18-27(a): Overgrowth and trash on property;  
ULDR 47-21.8 A.:Missing ground cover

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on October 21, 2002, and certified mail addressed to the corporation was received back in Community Inspections on October 21, 2002.

Mr. Burt Fletcher, Community Inspections Officer, testified that the property was overgrown with grass and weeds, and the required trees and landscaping had died. He presented photographs of the property, which were accepted into evidence as City exhibit 1. He noted that some cleanup had already been performed and requested one week to revisit the property.

Mr. Francois Leconte announced that he was the CEO for Minority Development and Empowerment, Inc. Mr. Connor asked how long it would take the corporation to replace the trees; Mr. Leconte felt that 30 to 45 days would be needed.

Mr. Conner found in favor of the City and ordered compliance with Section 18-27(a) within 7 days and Section 47-21.8 A within 45 days, or a fine of \$50.00 per day, per violation would be imposed.

**Reference CE02080634**

F.S & Betty Hollowell  
1110 Northeast 1<sup>st</sup> Avenue

Sec. 18-1: Weed overgrowth, inoperable vehicles on property and offensive odor causing a neighborhood nuisance; Sec. 18-27(a): Trash on property; Sec. 6-7(b) (4): Animals kept in unsanitary conditions

Ms. Batchelder announced that certified mail had been accepted on October 17, 2002.

Ms. Deborah DiMaggio, Community Inspections Officer, testified that Section 6-7(b)(4) had been complied. The owner had been present earlier but had left due to illness and Ms. DiMaggio had informed him that she would recommend 30 days for the remaining 2 violations or a fine of \$25.00 per day, per violation. She also presented photographs of the property, which were accepted into evidence as City exhibit 1. She testified the violations of Section 18-1 and 18-27(a) remained. Mr. Connor confirmed compliance with section 6-7(b)(4).

Mr. Conner found in favor of the City and ordered compliance with sections 18-1 and 18-27(a) within 30 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02090433**

Mario M. Diaz  
1424 Northeast 3<sup>rd</sup> Avenue

ULDR 47-20.13 A: Driveway in disrepair;  
ULDR 47-21.8.A: Missing ground cover;  
Sec. 9-281(b): Inoperable vehicles on  
property

Ms. Batchelder announced that certified mail had been accepted on October 17, 2002.

Ms. Deborah DiMaggio, Community Inspections Officer, testified that section 9-281(b) was now in compliance, and presented photographs of the property, which were accepted into evidence as City exhibit 1. She noted that the other items were being worked on as well.

Mr. Connor asked Ms. DiMaggio how much time the owner would need, and she stated that 14 days, as the owner had requested, should be sufficient.

Mr. Conner found in favor of the City and ordered compliance with sections 47-20.13 A and 47-21.8.A within 14 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02090840**

Betty Quinn  
1115 Northwest 3<sup>rd</sup> Avenue

Sec. 9-276(b)(3): Flea infestation.

Ms. Batchelder announced that certified mail receipt had been received back in Community Inspections with an illegible signature on October 28, 2002.

Ms. Deborah DiMaggio, Community Inspections Officer, testified that a neighbor had complained and wished to testify. Ms. Lishan Ellis, neighbor of the respondent, testified that the owners had claimed the yard was sprayed for fleas, but she had not seen evidence of this. Mr. Connor asked how many dogs were at the property and Ms. Ellis stated that there had been five but two were removed. Ms. DiMaggio interjected that there had been six dogs and two had been taken away because they were emaciated. She informed Mr. Connor that they were all mutts, and that number of dogs was permitted because it was a double parcel. The rear building on the property would hopefully be demolished soon and this was the area causing most of the problem.

Ms. DiMaggio had spoken with the owners on September 24 and they had informed her that someone had performed extermination for them but had no documentation to prove it. In September, Ms. DiMaggio had requested written proof of extermination and treatment of the dogs within one week, and she had received neither.

Mr. Connor confirmed that this was a single-family residence with a chain link fence to restrain the dogs. He asked how Ms. Ellis knew the yard was infested with fleas; she replied that fleas would cover her feet when she sat in her yard. Ms. DiMaggio stated that the owner admitted to her that there was a flea problem.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$50.00 per day would be imposed.

**Reference CE02082108**

H&H Real Estate Holding LLC                      Old Business  
730 Northwest 9<sup>th</sup> Street

Ms. Batchelder announced that this case was originally heard on October 3, 2000 with compliance ordered by November 2, 2000. She further stated fines stand at \$200.00.

Mr. David Verdecanna, owner of H&H Real Estate Holdings LLC, requested additional time to comply. Ms. Maria Christine Roque, Community Inspections Officer, testified that the respondent was originally cited in May 2002. He had submitted an application for an occupational license and was denied one for towing. She stated that he wanted an extension today in order to reapply for a license for car repair only.

Ms. Rose Reed, Community Inspections Supervisor, noted that Mr. Verdecanna needed to resubmit paperwork, and that should take no more than two weeks.

Mr. Conner granted an extension of 14 days to come into compliance, or the original fine of \$50.00 per day would resume.

**Reference CE02061207**

W&W LLC    Old Business  
808 West Broward Boulevard

Ms. Batchelder announced that this case was originally heard on August 1, 2002 with compliance ordered by October 30, 2002. She further stated that fines retroactive to the hearing date currently stood at \$9,900.00.

Ms. Lisa Schettino, tenant at 808 West Broward Blvd, stated that she had been to the DRC and submitted paperwork for change of use, and had recently learned that they were required to perform a reduction of parking which would require an extension of time.

Mr. Maurice Murray, Community Inspections Officer, stated that he would leave it up to Mr. Connor to decide on a time frame. He informed Mr. Connor that the current fine was \$100.00 per day.

Mr. Conner granted a continuance of 120 days, or the original fine of \$100.00 per day would resume.

**Reference CE0011629**

Carol B. Story  
717 Southeast 14<sup>th</sup> Court

Old Business

Ms. Batchelder announced that this case was originally ordered via stipulated agreement on September 5, 2002 with compliance ordered by November 4, 2002. Fines had currently accrued to \$250.00.

Ms. Carolee Schwiser, representing the estate of Carol Story, testified that she had performed many repairs but had been bedridden for 60 days due to surgery, and the property was still in probate. Mr. Connor asked if the estate had been filed in probate court, and Ms. Schwiser replied that it had been approximately one year ago. She requested an extension of 120 days. Mr. John Hudak, Community Inspections Officer, testified that Ms. Schwiser had painted and was maintaining the property, but the fascia was still in need of repair. He also requested an abatement of the current fines, which Mr. Connor granted.

Mr. Conner granted a continuance of 120 days, or the original fine of \$25.00 per day would resume. The accrued fine was abated.

**Reference CE02030409**

Arlene Dale  
1013 Southwest 22<sup>nd</sup> Avenue

Old Business

Ms. Batchelder announced that this case was originally heard on August 1, 2002 with compliance ordered by August 31, 2002. She further stated that fines currently stood at \$3,350.00.

Ms. Arlene Dale, respondent, testified that she was activated by the military on September 27, 2001 and returned on September 25, 2002. She had performed much of the work already, but requested an additional 60 days to comply. She presented Mr. Connor with her military orders, which he had copied and accepted into evidence as respondent's exhibit 1. He felt it would be appropriate to abate the fine already accrued.

Mr. Conner granted a continuance of 60 days, and abated the current fines.

**Reference CE02091835**

J C Boys Properties, In &  
A & F Investment Realty Corp.  
2528 North Federal Highway

ULDR 47-19.4 C.1: Dumpster outside enclosure;  
ULDR 47-20.20 H: Parking area in disrepair;  
ULDR 47-22.9: Signs without permits; ULDR 47-

34.1 A.1: Permitted uses.

Ms. Batchelder announced that certified mail sent to the registered agent had been accepted on October 17, 2002, and certified mail had been accepted by the tenant on October 17, 2002.

Ms. Laurie Almy, Community Inspections Officer, testified that this was a restaurant called Dirty Nellie's Saloon, and the owner's representative was present. She presented photographs of the property, which were accepted into evidence as City Composite exhibit 1. She noted that all sections were still not in compliance. She had spoken with the representative and had come to an agreement concerning time frames. They had agreed to the following:

- ULDR 47-19.4 C.1 within 60 days or a fine of \$100.00 per day would be imposed;
- ULDR 47-20.20 H within 30 days or a fine of \$50.00 per day would be imposed.
- ULDR 47-22.9 within 7 days or a fine of \$50.00 per day would be imposed.
- ULDR 47-34.1 A.1 within 30 days or a fine of \$100.00 per day would be imposed.

Mr. Conner found in favor of the City and ordered compliance with:

- ULDR 47-19.4 C.1 within 60 days or a fine of \$100.00 per day would be imposed;
- ULDR 47-20.20 H within 30 days or a fine of \$50.00 per day would be imposed.
- ULDR 47-22.9 within 7 days or a fine of \$50.00 per day would be imposed.
- ULDR 47-34.1 A.1 within 30 days or a fine of \$100.00 per day would be imposed.

**Reference CE02060159**

Basil & Ellen Wees  
442 Southwest 22<sup>nd</sup> Terrace

Sec. 9-281(b): Trash and inoperable vehicles  
on property. Sec. 9-306: Peeling paint/stained  
surfaces.

Ms. Batchelder announced that certified mail had been accepted on October 19, 2002.

Peggy Burks, Community Inspections Officer, testified that reinspection was performed by Mr. Skip Margerum on November 4, 2002. She presented photographs taken by Mr. Margerum, which were accepted into evidence as City exhibit 1.

Mr. Basil Wees, respondent, stated that he had removed one car, but was having difficulty because he had recently had a stroke and a hernia, and requested additional time. Mr. Connor asked Mr. Wees how much time he would need, and Mr. Wees felt he needed 60 days. Ms. Burks felt 60 days was a bit too long. Mr. Connor suggested 30 days to remove the vehicle and agreed with Ms. Burks on 60 days to complete the painting.

Mr. Conner found in favor of the City and ordered compliance with Section 9-281(b) within 30 days, and Section 9-306 within 60 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02080416**

Dwain Higgenbotham  
1490 West Broward Boulevard

ULDR 47-22.9: Signs without permits.

Ms. Batchelder announced that certified mail had been accepted on October 4, 2002.

Mr. Kenneth Tyson, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He stated that no signs on the property had permits. He noted that the owners had been turned down in their recent application for sign permits and would now need to resubmit, and recommended 15 days or a fine of \$50.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 15 days or a fine of \$50.00 per day would be imposed.

**Reference CE00110634**

Paule & Gesner Fleurinor  
1130 Northeast 6<sup>th</sup> Avenue

Old Business

Ms. Batchelder announced that this case would be handled administratively.

**Reference CE02051087**

St. James Lodge #83 Inc.  
670 Northwest 22<sup>nd</sup> Road

ULDR 47-20.20 H: Parking area in disrepair;  
Sec. 9-306: Property Maintenance; Sec. 9-281(b):  
Trash and debris on property.

Ms. Batchelder announced that certified mail had been accepted by John Jackson on October 19, 2002, and certified mail sent to the registered agent had been accepted on October 17, 2002.

Mr. Lee Kaplan, Community Inspections Officer, presented photographs of the property, taken November 6, 2002, which were accepted into evidence as City exhibit 1. He described the building as a "convenience store, hangout, bar, restaurant" but was unsure what the occupational license was specifically for. He recommended 30 days for Sections 47-20.20 H and 9-306, and 7 days for Section 9-281(b), or a fine of \$50.00 per day, per violation.

Mr. Connor found in favor of the City and ordered compliance with Sections 47-20.20 H and 9-306 within 30 days, Section 9-281(b) within 7 days, or a fine of \$50.00 per day, per violation would be imposed.

**Reference CE02091492**

Park-Am Properties Inc.  
701 Southwest 14<sup>th</sup> Avenue

Sec. 9-281(b): Inoperable vehicle on property

Ms. Batchelder announced that certified mail had been accepted on October 24, 2002.

Dan Mullarkey, Community Inspections Officer, testified that this was a multiple dwelling, and as of yesterday the vehicle was still present. He recommended 14 days, or a fine of \$25.00 per day. He presented photographs of the property, taken November 6, 2002, which were accepted into evidence as City exhibit 1.

Mr. Conner found in favor of the City and ordered compliance with within 14 days or a fine of \$25.00 per day would be imposed.

**Reference CE02070066**

Ann Karr  
806 Southeast 11<sup>th</sup> Court

ULDR 47-21.8.A: Landscape maintenance;  
Sec. 9-306: Stained surfaces, structure in  
disrepair; Sec. 9-281(b): Inoperable vehicles  
on property

Ms. Batchelder announced that certified mail had been accepted on October 16, 2002.

Mr. Maurice Murray, Community Inspections Officer, noted that Section 9-306 was now in compliance. He presented photographs of the property, which were accepted into evidence as City exhibit 1. He stated that he could not see the tag on the Toyota now, but had observed a tag that expired in 1996 on an earlier visit. He recommended 30 days on Section 47-21.8.A and section 9-281(b), or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance with Section 47-21.8.A within 30 days, and Section 9-281(b) within 7 days, or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE02081758**

Land Trust #939  
939 Southwest 4<sup>th</sup> Street

Sec. 9-280(b): Doors in disrepair

Ms. Batchelder announced that certified mail had been accepted on October 16, 2002.

Mr. Maurice Murray, Community Inspections Officer, noted that the exterior doors were not in good repair. He had spoken with the property manager, who requested 14 days to come into compliance. He presented photographs of the property, which were accepted into evidence as City exhibit 1.

Mr. Conner found in favor of the City and ordered compliance within 14 days or a fine of \$50.00 per day would be imposed.

**Reference CE02061786**

Nicole Carter  
528 Southwest 24<sup>th</sup> Avenue

ULDR 47-21.8.A: Missing ground cover;  
Sec. 9-281(b): Trash and debris on property

Ms. Batchelder announced that certified mail had been accepted on October 18, 2002.

Ms. Peggy Burks, Community Inspections Officer, testified that upon reinspection on November 4, 2002 by Inspector Skip Margerum, the property was still not in compliance. She presented photographs of the property, which were accepted into evidence as City exhibit 1. The property was missing live ground cover on the lawn as well as the swale and it was littered with trash, rubbish and debris. She recommended 30 days to come into compliance.

Mr. Conner found in favor of the City and ordered compliance within 30 days, or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02061288**

Patty & Kathy Pickrel  
5850 Northeast 19<sup>th</sup> Terrace

Sec. 9-306: Roof maintenance; Sec. 9-280(h)(1):  
Fence in disrepair; ULDR 47-21.8.A: Missing  
ground cover

Ms. Batchelder announced that certified mail had been accepted on October 25, 2002.

Mr. Frank Stockinger, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He stated that he had spoken with the owner, who informed him that all the contractors were in place to complete the work, including a new roof. Mr. Stockinger recommended 60 days or a fine of \$25.00 per violation.

Mr. Conner found in favor of the City and ordered compliance within 60 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02070276**

J & Kostancija Simaitis  
2725 Northeast 34<sup>th</sup> Street

ULDR 47-21.8.A: Missing ground cover;  
Sec. 9-281(b): Overgrowth on property

Ms. Batchelder announced that certified mail had been accepted on October 31, 2002.



Mr. Frank Stockinger, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He testified the yard needed to be maintained; it was overgrown and missing ground cover. Mr. Stockinger reported that he had no contact with the owner, but a real estate agent for the property had informed him that the owner lived in New York, and the realtor was attempting to get the owner to take care of the property. He confirmed to Mr. Connor that the house is vacant.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$50.00 per day, per violation would be imposed.

**Reference CE02081844**

Ira Lang & Harold Schlanger  
5425 North Federal Highway

Sec. 18-27(a): Trash on property

Ms. Batchelder announced that certified mail had been accepted on October 28, 2002.

Mr. Frank Stockinger, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He informed Mr. Connor that this was a strip mall, and tenants routinely throw trash all over the property during the day, and it is then put in the dumpsters in the evening. He recommended 7 days or a fine of \$100.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$100.00 per day would be imposed.

**Reference CE02091109**

Jean Pierre & Diane Bollinne  
2095 Northeast 55<sup>th</sup> Street

ULDR 47-21.8 C.3: Landscape triangle exceeds maximum height.

Ms. Batchelder announced that personal service had been made by Mr. Stockinger on November 5, 2002.

Mr. Frank Stockinger, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He had spoken with the owner and informed her that the hedges must be cut down to 2 – 2 ½ feet. He recommended 7 days or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$25.00 per day would be imposed.

**Reference CE02091412**

Noreen Taylor  
1721 Northeast 59<sup>th</sup> Court

Sec. 9-306: Stained surfaces, roof maintenance;  
ULDR 47-21.8 A: Missing ground cover

Ms. Batchelder announced that personal service had been made by Mr. Stockinger on November 5, 2002.

Mr. Frank Stockinger, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He noted that the roof had been cleaned, so Section 9-306 was in compliance. The yard still needed ground cover.

Mr. Conner found in favor of the City and ordered compliance with 47-21.8 A within 30 days or a fine of \$25.00 per day would be imposed.

**Reference CE02050951**

Bianco Cruz  
2571 Northwest 18<sup>th</sup> Court

Sec. 24-27(c): Improper storage of garbage carts;  
Sec. 9-278(b): Windows blocked by awnings;  
Sec. 9-281(b): Trash and construction debris  
on property; Sec. 9-306: Peeling paint/stained  
surfaces

Ms. Batchelder announced that certified mail had been accepted on October 23, 2002.

Ms. Cheryl Pingitore, Community Inspections Officer, noted that Section 24-27(c) was now in compliance. She presented photographs of the property, which were accepted into evidence as City exhibit 1. Ms. Pingitore testified the remaining violations still existed as stated on the agenda. She informed Mr. Connor that she had spoken with the owners and they had agreed to 10 days to comply with Sections 24-278(b) and 9-281(b), and 45 days for Section 9-306 or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance with Sections 24-278(b) and 9-281(b) within 10 days, and with Section 9-306 within 45 days, or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02061296**

Willy Mompremier  
3613 Southwest 14<sup>th</sup> Street

Sec. 18-27(a): Trash on property;  
ULDR 47-20.20 H: Parking area in disrepair;  
Sec. 9-281(b): Trash and rubbish on property

Ms. Batchelder announced that certified mail had been accepted on October 25, 2002.

Mr. Skip Margerum, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He informed Mr. Connor that as of his reinspection on November 5, all violations remained the same, and he had no contact with anyone on the property. He recommended 14 days to come into compliance, or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 14 days or a fine of \$25.00 per day, per violation would be imposed.

**Reference CE02061978**

Jerome & Margaret Murphy Trust 3801 Southwest 12 <sup>th</sup> Place	ULDR 47-20.20 H: Parking area in disrepair.
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Ms. Batchelder announced that certified mail had been accepted on October 28, 2002.

Mr. Skip Margerum, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. Inspector Margerum testified the parking lot was in disrepair and needed striping. He had spoken with the owner, who had requested 30 days and Mr. Margerum had agreed.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day would be imposed.

**Reference CE02090570 and CE02090572**

**CE02090570**

Maria Belen Gil  
3805 Southwest 13<sup>th</sup> Court

ULDR 47-20.20 H: Parking area in disrepair;  
Sec. 9-281(b): Trash and inoperable vehicles  
on property

**CE02090572**

Maria Belen Gil  
3801 Southwest 13<sup>th</sup> Court

ULDR 47-20.20 H: Parking area in disrepair

Ms. Batchelder announced that personal service had been made by Inspector Pingitore on November 3, 2002, and certified mail had been accepted on November 2, 2002.

Mr. Skip Margerum, Community Inspections Officer, announced that these two cases were being combined for the purposes of testimony. He testified the parkig striping at each property was missing and there was trash and an inoperable vehicle at the 3805 Southwest 13<sup>th</sup> Court address. He presented photographs of the properties, which were accepted into evidence as City exhibit 1. He had spoken with the owner, who cited financial problems and requested 60 days to make the repairs, to which Mr. Margerum had agreed. He suggested \$25.00 per day after that for non-compliance.

Mr. Conner found in favor of the City and for cases CE02090570 and CE02090572 ordered compliance within 30 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02090576**

Gil Brothers Inc.  
3821 Southwest 13<sup>th</sup> Court

ULDR 47-20.20 H: Parking area in disrepair

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on October 17, 2002.

Mr. Skip Margerum, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He testified the parking areas needed striping. He recommended 30 days or \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day would be imposed.

**Reference CE02100080**

Cheryl Baird & William Sions  
3399 Southwest 17<sup>th</sup> Street

Sec. 9-280(h)(1): Fence in disrepair;  
Sec. 9-281(b): Trash and an inoperable vehicle  
on property

Ms. Batchelder announced that certified mail had been accepted on October 28, 2002.

Mr. Skip Margerum, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He stated that Section 9-280(h)(1) was now in compliance. The trash and inoperable vehicle remained on the property. He informed Mr. Connor that the owners had done considerable work on the property, and recommended 30 days, or a fine of \$25.00 per day to bring the remaining violation into compliance.

Mr. Conner found in favor of the City and ordered compliance with Section 9-281(b) within 30 days or a fine of \$25.00 per day would be imposed.

**Reference CE02091615**

Marion Grover  
539 Northeast 14<sup>th</sup> Place

Sec. 9-281(b): Inoperable, unlicensed vehicles  
on property; Sec. 24-27(b): Improper storage of  
garbage carts

Ms. Batchelder announced that certified mail had been received back with an illegible signature on October 22, 2002.

Mr. Burt Fletcher, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He stated that Section 24-27(b) was now in compliance. He testified the unlicensed, inoperable vehicles remained.

Mr. Conner found in favor of the City and ordered compliance with 9-281(b) within 7 days or a fine of \$25.00 per day would be imposed.

**Reference CE02091824**

Dall Investments LLC  
230 Georgia Avenue

Sec. 9-281(b): Trash and debris on property;  
Sec. 9-280(b): Structure in disrepair

Ms. Batchelder announced that certified mail to the registered agent had been accepted on October 30, 2002.

Mr. Burt Fletcher, Community Inspections Officer, stated that Section 9-281(b) was now in compliance but at his reinspection, the carport roof and fascia were still in disrepair. He had spoken to the owner and tenant and felt that 30 days would be a realistic amount of time for the owner to make repairs.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day would be imposed.

**Reference CE02092263**

Burn LLC  
1220 Northeast 5<sup>th</sup> Terrace

ULDR 47-21.10 B.1: Required ground cover.  
Sec. 9-281(b): Trash and debris overflowing from  
trash carts

Ms. Batchelder announced that certified mail addressed to the corporation had been accepted on October 24, 2002, and certified mail addressed to the registered agent had been accepted on October 24, 2002.

Mr. Burt Fletcher, Community Inspections Officer, stated that Section 9-281(b) was now in compliance but at his reinspection, the ground cover was still missing. He explained to Mr. Connor that a certain portion of the property must be living ground cover, and the owner had laid crushed stone. He presented photographs of the property, which were accepted into evidence as City exhibit 1.

Mr. Conner found in favor of the City and ordered compliance with Section 47-21.10 B.1 within 30 days or a fine of \$50.00 per day would be imposed.

**Reference CE02100019**

Mary LoBianco  
1129 Northeast 5<sup>th</sup> Terrace

Sec. 18-27(a): Trash on property;  
ULDR 47-21.8: Landscape maintenance;  
Sec. 9-278(g): Missing/torn screens

Ms. Batchelder announced that certified mail had been accepted on October 17, 2002.

Mr. Burt Fletcher, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. Inspector Fletcher testified the violations remain as stated on the agenda.

Mr. Conner found in favor of the City and ordered compliance with:

- 18-27(a) within 14 days or a fine of \$50.00 per day would be imposed;
- 47-21.8 within 30 days or a fine of \$25.00 per day would be imposed.
- 9-278(g) within 7 days or a fine of \$50.00 per day would be imposed.

**Reference CE02100195**

Claude Bernier  
460 Alabama Ave.

Sec. 9-281(b): Inoperable, unlicensed vehicle  
on property.

Ms. Batchelder announced that certified mail had been received back on October 30, 2002.

Mr. Burt Fletcher, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine \$25.00 per day would be imposed.

**Reference CE02081858**

Annie Hills  
1561 Northwest 5<sup>th</sup> Street

Sec. 9-307(a): Broken windows;  
Sec. 9-313(a): Required display of address

Ms. Batchelder announced that certified mail had been accepted on October 25, 2002.

Mr. Leonard Ackley, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He stated that Section 9-313(a) was now in compliance. He recommended 10 days to repair the broken widows and come into compliance, or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 10 days or a fine of \$100.00 per day would be imposed.

**Reference CE02090462**

American Commonwealth Investment Corp.  
418 Northwest 13<sup>th</sup> Avenue

Sec. 9-280(g): Exposed electrical components; Sec. 9-278(g): Missing/torn screens; Sec. 9-280(b): Structure in disrepair

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on October 17, 2002.

Mr. Leonard Ackley, Community Inspections Officer, presented numerous photographs of the property, which were accepted into evidence as City exhibit 1, and stated "this place is a mess." He recommended 30 days to come into compliance, or a fine of \$100.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$100.00 per day, per violation would be imposed.

**Reference CE02090746**

Jetmore Inc.  
526 Northwest 9<sup>th</sup> Avenue

Sec. 9-281(b): Trash and debris on property

Ms. Batchelder announced that certified mail addressed to the registered owner had been accepted on October 26, 2002.

Mr. Leonard Ackley, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He testified there was trash rubbish and debris scattered throughout the property. He recommended 7 days to come into compliance, or a fine of \$50.00 per day. He advised Mr. Connor that he knows the owner and had advised him of the situation.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$50.00 per day would be imposed.

**Reference CE02090748**

Jetmore Inc.  
538 Northwest 9<sup>th</sup> Avenue

Sec. 9-281(b): Trash and/or inoperable vehicles on property.

Ms. Batchelder announced that certified mail addressed to the registered owner had been accepted on October 26, 2002.

Mr. Leonard Ackley, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He testified there was trash,

rubbish and debris on the property. He recommended 7 days to come into compliance, or a fine of \$50.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 7 days or a fine of \$50.00 per day would be imposed.

**Reference CE02041588**

Donald Schultz & Marilyn Springer  
506 Northeast 11<sup>th</sup> Avenue

Sec. 18-27(a): Trash on property;  
ULDR 47-21.8 A: Missing ground cover;  
Sec. 18-1: Derelict vehicle on property;  
Sec. 9-280(h)(1): Fence in disrepair;  
Sec. 9-307(a): Doors and windows in disrepair;  
Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 9-280(d): Deteriorated structure/fixtures

Ms. Batchelder announced that there was a stipulated agreement calling for compliance on within 14 days for Section 18-27(a), and 45 days for the other sections, or a fine of \$50.00 per day per violation.

Mr. Conner accepted the stipulated agreement.

**Reference CE02070539**

Rozanne Owens  
1108 Northwest 8<sup>th</sup> Avenue

ULDR 47-20.20 H: Parking area in disrepair;  
ULDR 47-21.8 A: Missing ground cover;  
Sec. 9-281(b): Overgrowth, trash and debris on Property

Ms. Batchelder announced that certified mail had been accepted on October 22, 2002.

Ms. Deborah DiMaggio, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. She testified the violations remain as stated on the agenda and recommended 30 days to come into compliance, or a fine of \$50.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$50.00 per day, per violation, would be imposed.

**Reference CE02081007**

Benoit & Priscilla Chevalier  
611 Northwest 13<sup>th</sup> Street

Sec. 18-27(a): Trash on property;  
Sec. 9-280(h)(1): Fence in disrepair;  
ULDR 47-21.8 A: Missing ground cover;  
Sec. 9-280(f): Deteriorated plumbing;



Sec. 9-280(b): Structure in disrepair;  
Sec. 9-306: Peeling paint/stained surfaces

Ms. Batchelder announced that certified mail had been accepted on October 23, 2002.

Ms. Deborah DiMaggio, Community Inspections Officer, presented photographs of the property; some were taken on August 20 when she had been granted access to the interior by a tenant and others were taken on November 6, depicting the outside only. Ms. DiMaggio testified the violations exist as stated on the agenda. These were accepted into evidence as City exhibits 1 and 2 respectively. She recommended 30 days to come into compliance, or a fine of \$50.00 per day per violation. She noted that this was a rental property and she had had no contact with the owner.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$50.00 per day, per violation, would be imposed.

**Reference CE02090356**

Dennis Grubb  
1208 North Andrews Avenue

Sec. 9-281(b): Weed overgrowth on property;  
Sec. 9-306: Stained and mildewed paint;  
ULDR 47-21.8 A: Missing ground cover

Ms. Batchelder announced that certified mail had been accepted on October 18, 2002.

Ms. Deborah DiMaggio, Community Inspections Officer, presented photographs of the property that were accepted into evidence as City exhibit 1. She testified the violations remained on the property as stated on the agenda. Ms. DiMaggio stated that the owner had spoken with Ms. Batchelder and requested 30 days or \$25.00 per day to comply. Ms. Batchelder stated Mr. Grubb wanted to go to Community Economic Development to get some assistance.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day would be imposed.

**Reference CE02090437**

Leo O'Donnell  
1420 Northeast 3<sup>rd</sup> Ave.

Sec. 9-281(b): Inoperable vehicles on property;  
ULDR 47-21.8 A: Missing ground cover;  
ULDR 47-20.13 A: Driveway in disrepair.

Ms. Batchelder announced that certified mail had been accepted on October 25, 2002.

Ms. Deborah DiMaggio, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. Ms. DiMaggio stated that

Section 9-281(b) was now in compliance, but ground cover was still missing and the driveway needed grading. She recommended 30 days or \$25.00 per day per violation.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02060293**

Ethyl Pappy & Gwendolyn Mosby  
1433 Northwest 6<sup>th</sup> Street

Sec. 18-1: Derelict vehicle on property;  
Sec. 18-27(a): Trash and overgrowth on property;  
Sec. 24-29(a): Garbage accumulated around  
dumpster; ULDR 47-20.20 H: Parking area in  
disrepair; ULDR 47-21.8: Landscape  
maintenance; ULDR 47-22.6 F: Signs in disrepair;  
Sec. 9-278(g): Missing/torn screens; Sec. 9-  
280(b): Doors and windows in disrepair; Sec. 9-  
280(f): Deteriorated plumbing; Sec. 9-280(g):  
Exposed electrical components; Sec. 9-281(b):  
Trash and inoperable vehicles on property;  
Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 9-278(b): Windows blocked by awnings

Ms. Batchelder announced that certified mail had been accepted on October 28, 2002.

Mr. Mike Donovan, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He testified the violations exist as stated on the agenda. Mr. Donovan stated that he had been in contact with Ms. Pappy and they had agreed to 30 days to come into compliance, or a fine of \$25.00 per day per violation.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02070592**

Christopher Beckington  
889 Northwest 16<sup>th</sup> Terrace

Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 9-280(b): Doors and windows in disrepair;  
Sec. 9-280(g): Improperly installed and exposed  
electrical components; Sec. 9-281(b): Trash and  
rubbish on property; Sec. 24-27(c): Improper  
storage of garbage carts; Sec. 9-278(g):  
Missing/torn screens

Ms. Batchelder announced that certified mail had been accepted on October 28 and November 2, 2002.

Mr. Mike Donovan, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. Mr. Donovan testified the violations exist at the property as stated on the agenda. He had been in contact with the owner, who admitted to the violations. Mr. Donovan recommended 30 days to come into compliance, or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02070687**

Eagle Land Properties LLC  
905 Northwest 12<sup>th</sup> Avenue

ULDR 47-20.20 H: Parking area in disrepair;  
Sec. 9-278(g): Missing/torn screens;  
Sec. 9-280(b): Doors and windows in disrepair;  
Sec. 9-280(g): Improperly installed and exposed  
electrical components; Sec. 9-281(b): Trash and  
inoperable vehicles on property; Sec. 9-306:  
Peeling paint/stained surfaces

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on October 17, 2002.

Mr. Mike Donovan, Community Inspections Officer, presented a fax sent by Mr. Gorin Dragoslavik, the registered agent, and photographs of the property, which were accepted into evidence as City exhibits 1 and 2 respectively. Mr. Donovan testified the violations exist on the property as stated on the agenda. He had been in contact with Mr. Dragoslavik, who admitted to the violations. Mr. Donovan recommended 30 days to come into compliance, or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02071359**

Corbel & Hilda Cooper  
724 Northwest 15<sup>th</sup> Way

Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 9-280(b): Windows and doors in disrepair;  
Sec. 9-278(g): Missing/torn screens;  
ULDR 47-21.8: Landscape maintenance;  
Sec. 9-281(b): Trash and inoperable vehicles  
on property; Sec. 9-280(g): Exposed electrical  
components; ULDR 47-20.13 A: Driveway in  
disrepair

Ms. Batchelder announced that personal service had been made by Inspector Kaplan to L. Dallas, a relative of the owner at 3301 W 39<sup>th</sup> Street, on October 19, 2002.

Mr. Mike Donovan, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He noted that all violations still exist, but there had been some improvement. He recommended 30 days to come into compliance, or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02071361**

Etoe Hart  
740 Northwest 20<sup>th</sup> Avenue

Sec. 9-280(b): Doors and windows in disrepair;  
Sec. 9-280(g): Exposed electrical components;  
Sec. 9-281(b): Trash and rubbish on property;  
Sec. 9-306: Peeling paint/stained surfaces

Ms. Batchelder announced that certified mail had been accepted on October 26, 2002.

Mr. Mike Donovan, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He testified that he had been in contact with Ms. Hart, who admitted to the violations. He recommended 30 days to come into compliance, or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02082288**

Clara McCray  
712 Northwest 15<sup>th</sup> Way

Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 9-281(b): Trash and inoperable vehicles  
on property; Sec. 9-280(g): Improperly installed  
and exposed electrical components; ULDR 47-  
34.1 A.1: Permitted uses – prohibited outdoor  
storage

Ms. Batchelder announced that personal service had been made by Inspector Malik to Earth McCray, the owner, on October 20, 2002. She noted that the property was homesteaded.

Mr. Mike Donovan, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He testified the violations exist on the property as stated in the agenda and evidenced in the photos. Mr. Donovan further stated that he had been in contact with Mr. McCray on November 6, who claimed there was nothing wrong with his property. He recommended 30 days to come into compliance, or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02082289**

Roan Henderson  
1712 Northwest 8<sup>th</sup> Street

Sec. 9-306: Peeling paint/stained surfaces;  
Sec. 9-280(b): Doors and windows in disrepair;  
Sec. 9-280(g): Improperly installed and exposed  
electrical components; Sec. 9-281(b): Trash and  
inoperable vehicles on property; Sec. 9-278(g):  
Missing/torn screens.

Ms. Batchelder announced that personal service had been made by Inspector Donovan to Ozzie Smith, the owner's husband, at 4821 NW 17<sup>th</sup> St, on November 6, 2002.

Mr. Mike Donovan, Community Inspections Officer, stated that Sections 9-280(b), 9-280(g), 9-281(b), and 9-278(g) were now in compliance. The remaining violation was the chipping paint and mildew stains. He recommended 30 days to come into compliance on the 9-306, or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance with Section 9-306 within 30 days or a fine of \$25.00 per day would be imposed.

**Reference CE02082290**

Raul Cambo  
1716 Northwest 8<sup>th</sup> Street

ULDR 47-34.1 A.1: Permitted uses -prohibited  
outdoor storage; Sec. 9-278(g): Missing/torn  
screens; Sec. 9-280(b): Doors and windows in  
disrepair; Sec. 9-280(g): Improperly installed and  
exposed electrical components; Sec. 9-281(b):  
Trash and inoperable vehicles on property;  
Sec. 9-306: Peeling paint/stained surfaces

Ms. Batchelder announced that certified mail had been accepted on October 24, 2002.

Mr. Mike Donovan, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. He testified the violations exist on the property as stated in the agenda. He recommended 30 days to come into compliance, or a fine of \$25.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02100664**

Nationscredit Financial Svcs. Corp.      Sec. 9-329(d): Required certificate of boarding  
1721 Northwest 6<sup>th</sup> Place

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on October 17, 2002, and certified mail addressed to an officer of the corporation had been accepted on October 18, 2002.

Mr. Mike Donovan, Community Inspections Officer, presented a photograph of the property, which was accepted into evidence as City exhibit 1. Mr. Donovan testified the property has remained boarded for the maximum time under the issued Certificate of Boarding. The Certificate had to be renewed; he recommended 30 days to come into compliance, or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 30 days or a fine of \$25.00 per day would be imposed.

**Reference CE02100747**

Florida Houses 4 Cash Inc.      Sec. 9-306: Peeling paint/stained surfaces;  
700 Northwest 10<sup>th</sup> Terrace      Sec. 9-278(g): Missing/torn screens; Sec. 9-  
281(b): Trash and inoperable vehicles on  
property; Sec. 9-280(b): Doors and windows in  
disrepair; Sec. 9-280(g): Improperly installed and  
exposed electrical components;  
ULDR 47-20.20 H: Parking area in disrepair

Ms. Batchelder announced that certified mail addressed to the registered agent had been accepted on October 18 and 24, 2002, and certified mail addressed to an officer of the corporation had been accepted on October 21 and 25, 2002.

Mr. Mike Donovan, Community Inspections Officer, presented photographs of the property, which were accepted into evidence as City exhibit 1. Mr. Donovan testified the violations exist as detailed on the agenda. He further stated that he had been in contact with the owners, who were attempting to get permits. The owners had admitted to the violations and

requested 45 days to come into compliance. Mr. Donovan recommended 45 days to come into compliance, or a fine of \$25.00 per day.

Mr. Conner found in favor of the City and ordered compliance within 45 days or a fine of \$25.00 per day, per violation, would be imposed.

**Reference CE02100996**

Darryl Tunnage  
914 Northwest 13<sup>th</sup> Avenue

Sec. 18-1: Derelict vehicles on property;  
ULDR 47-20.20 H: Parking area in disrepair;  
ULDR 47-21.8: Landscape maintenance; ULDR  
47-34.1 A.1: Permitted uses – prohibited outdoor  
storage; Sec. 9-278(g): Missing/torn screens;  
Sec. 9-280(g): Improperly installed and exposed  
electrical components; Sec. 9-281(b): Trash  
and inoperable vehicles on property. Sec. 9-306:  
Peeling paint/stained surfaces

Ms. Batchelder announced that service had been acknowledged via fax from the owner and violations had been acknowledged in a letter to the tenants from the owner.

Mr. Mike Donovan, Community Inspections Officer, presented a copy of a fax sent by Mr. Tunnage and photographs of the property, which were accepted into evidence as City exhibits 1 and 2 respectively. Mr. Donovan testified the violations exist at the property as stated on the agenda. Mr. Tunnage had requested 45 days to come into compliance. Mr. Donovan recommended 45 days to come into compliance, or a fine of \$100.00 per day, per violation. For all sections that were repeat violations—all except 18-1 and 47-34.1 A.1, he requested that a final order be entered, with 5-year jurisdiction, or a fine of \$200.00 per day, per violation.

Mr. Conner found in favor of the City and ordered compliance within 45 days or a fine of \$100.00 per day, per violation, would be imposed. Mr. Connor also ordered that jurisdiction be retained over the Sections 47-20.20 H, 47-21.8, 9-278(g), 9-280(g), 9-281(b), and 9-306 violations for a period of 5 years with a fine of \$200.00 per day, per violation, imposed for failure to remain in compliance.

### **Cases Complied**

Ms. Batchelder announced that the below listed cases were in compliance. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE02011062	CE02080877	CE02091091	CE02091727
CE02031881	CE02081204	CE02091155	CE02092226
CE02050899	CE02081731	CE02091362	CE02092269
CE02061964	CE02090176	CE02091402	CE02092283
CE02071968	CE02090430	CE02091406	CE02092295
CE02080142	CE02090520	CE02091423	CE02100024
CE02080456	CE02090573	CE02091514	CE02100098
CE02080457	CE02090810	CE02091521	CE02100189
CE02080538	CE02090875	CE02091579	CE02100196
CE02080640	CE02091001	CE02091613	CE02100386
CE02080743	CE02091089	CE02091714	CE02101185

### **Cases Pending Service**

Ms. Batchelder announced that the below listed cases had been withdrawn pending service to the respondents. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE02041830	CE02070822	CE02081952	CE02100190
CE02050227	CE02071071	CE02090237	CE02100192
CE02051504	CE02080219	CE02090466	CE02100429
CE02051771	CE02080668	CE02091049	CE02100510
CE02070554	CE02080694	CE02091125	
CE02070690	CE02080978	CE02091655	
CE02070830	CE02081456	CE02091746	

### **Cases Rescheduled**

Ms. Batchelder announced that the below listed cases had been rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE02051088	CE02082102
CE02081071	CE02090421
CE02081635	CE02092366



**Cases Withdrawn**

Ms. Batchelder announced that the below listed cases had been withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE02081629	CE02091114	CE02092293
CE02081634	CE02091208	
CE02090988	CE02091209	

**Approved for Enforcement**

Ms. Batchelder presented Mr. Conner with 20 cases that had not been brought into compliance as ordered. Mr. Conner approved them for enforcement.

There being no further business, the hearing was adjourned at 12:40 P.M.

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Mr. Richard E. Conner, Special Master

ATTEST:

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Clerk, Special Master